

ever-changing and are far beyond the scope of our Development Plan. We mention such factors so as not to mislead community leaders into thinking that because the land is available for industrial growth, such development will take place. On the other hand, this area has many more existing advantages than other large tracts of vacant land found throughout the township.

On the east side of the Durham Road another area is set aside in the Development Plan for future industrial growth. The Pat Brown Lumber Company and Crown Aluminum are found here. This area has been divided into three tracts by existing industry. The first and northernmost tract is approximately 40 acres in size, having good access to highway and rail facilities. The second and third tracts, 4 and 8 acres, respectively, have the same locational advantages. The first tract is of ample size to accommodate one large plant while the two smaller tracts are set aside as areas for expansion of existing industrial plants. Slopes, utilities, drainage and soils are no problem at either tract. Zoning has been in effect since August of 1962. In the event this area described above would not be large enough to handle anticipated expansion, ample space has been shown on the plan in the vicinity of the Talbert Lumber Company. Eighty-four acres are shown on the Development Plan in the vicinity of the lumber company, while less than twenty acres are utilized today. The plan indicates an abundance of land which could be made available for industrial expansion within the Sommerset Area.

The third industrial area is located to the north of the one just described. It is divided into two tracts by the proposed extension of Clayton Avenue. Both parcels of land have relatively good access to major roads and direct frontage on the railroad. The first tract, located south of Burch Avenue